104.0	0010	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	965,000 / 965,000
					USE VALUE:	965,000 / 965,000
					ASSESSED:	965,000 / 965,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUPONT DEANNE B
Owner 2:	
Owner 3:	
Street 1:	32 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANDSKOV DAVID--ETAL -
Owner 2:	DUPONT DEANNE B -
Street 1:	32 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 3477 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9072.000	479,900	600	484,500	965,000
Total Card	0.208	479,900	600	484,500	965,000
Total Parcel	0.208	479,900	600	484,500	965,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.52 | /Parcel: 277.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67322
GIS Ref	
GIS Ref	
Insp Date	09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0010-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	479,900	600	9,072.	484,500	965,000		Year end	12/23/2021
2021	101	FV	463,200	600	9,072.	484,500	948,300		Year End Roll	12/10/2020
2020	101	FV	463,400	600	9,072.	484,500	948,500	948,500	Year End Roll	12/18/2019
2019	101	FV	354,400	600	9,072.	484,500	839,500	839,500	Year End Roll	1/3/2019
2018	101	FV	359,200	600	9,072.	415,300	775,100	775,100	Year End Roll	12/20/2017
2017	101	FV	359,200	600	9,072.	387,600	747,400	747,400	Year End Roll	1/3/2017
2016	101	FV	359,200	600	9,072.	332,200	692,000	692,000	Year End	1/4/2016
2015	101	FV	357,600	600	9,072.	297,600	655,800	655,800	Year End Roll	12/11/2014

!8310!

PRINT

Date	Time
12/30/21	07:06:28

LAST REV

Date	Time
11/10/21	10:08:48
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8310

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANDSKOV DAVID-	1352-136		4/26/2008	Family	99	No	No		
	1086-132		9/1/1991		268,000	No	No		Y

USER DEFINED

Prior Id # 1:	67322
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2021	1335	Porch	23,800	C				
8/22/2013	1269	Manual	24,001	C				
4/6/2007	220	Addition	309,000			G8	GR FY08	KIT ADD /NEW BTH /

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	BS	Barbara S
1/16/2014	Info Fm Prmt	EMK	Ellen K
1/17/2009	Meas/Inspect	197	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
7/25/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9072		Sq. Ft.	Site		0	70.	0.76	4									484,510						484,500	

Total AC/HA:	0.20826	Total SF/SM:	9072	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,510	Spl Credit		Total:	484,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	20	%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.12106323
Const Adj.:	0.98578143
Adj $ / SQ:	110.512
Other Features:	138719
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	537985
Depreciation:	58102
Depreciated Total:	479883

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

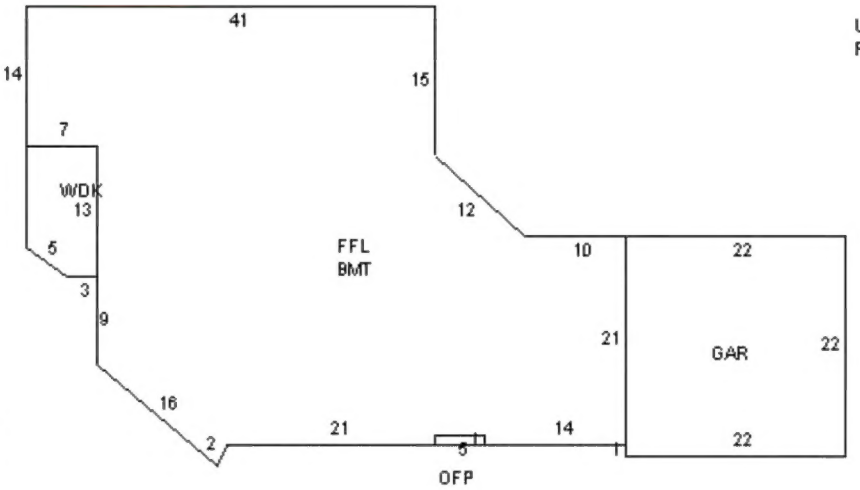
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	121.56
Special Features:	0	Val/Su Net:	104.64
Final Total:	479900	Val/Su SzAd	215.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,989	110.510	219,809
BMT	Basement	1,783	52.070	92,847
GAR	Garage	484	19.880	9,621
FAD	Addition	240	110.510	26,523
WDK	Deck	85	15.770	1,341
OFP	Open Porch	5	43.370	217

Net Sketched Area:	4,586	Total:	350,358
Size Ad	2229	Gross Area	5032	FinArea	3477
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80	RRM	70	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0010-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	G	AV	2007	0.00	T	9.6	101						
19	Patio	D	Y	1	16X12	A	AV	1982	4.20	T	29.6	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc